

VILLAGE OF KEY BISCAYNE
88 WEST MCINTYRE STREET
KEY BISCAYNE, FL 33149

ZONING ORDINANCE REVIEW COMMITTEE

THURSDAY, SEPTEMBER 18, 2008 8:30 A.M.

BUILDING, ZONING, AND PLANNING DEPARTMENT
CONFERENCE ROOM, 2ND FLOOR ROOM 250

AGENDA

1. Attendance
2. Approval of Minutes: July 17, 2008
3. Review of Zoning Ordinance
 - a. Landscape Regulations (attached as amended from the last meeting)
 - b. Policy Discussion Regarding Transfer Development Rights (TDRs)
 1. Research Report from Village Attorney Chad Friedman
4. Public comment
5. Next Meeting Date:
 - a. Agenda Items Recommended by Committee
6. Adjournment

Minutes: July 17, 2008:

1. Meeting called to order at 8:30 AM.
2. Attendance recorded by Staff.
3. Committee discussed clarification of several issues remaining from last meeting and resolved as follows:
 - a. On the open bay properties, boats and docks are to be within the 60 degree triangle. Mooring piles may be outside, limited by previously proposed distance from dock and setbacks from side property lines extended.
 - b. On inland waterway lots, boats, docks, and piles are to be within the 45 degree triangle.

- c. The boat keel height limit of five inches above Mean High Water Level is to apply to inland waterway and bay front properties.
- d. All projections into waterways are to be measured from the legal waterfront property line, not the bulkhead.
- e. The triangle graphics are helpful in explaining the regulations and should therefore be added to the regulations text. Additionally, remove any reference to "isosceles" triangles. Descriptions should be limited to 60 degree or 45 degree triangles.
- f. At some time in the future, the Village might want to consider an additional regulation for piles from each other on bay front properties, in addition to the current limit from dock and minimum from side setback lines extended. (Not mandatory at this time).

Motion was made by Frank Caplan and seconded by Basha Hicks to modify the dock regulations to integrate the above comments, leaving the separation of piles from each other on bay front properties for possible future consideration. Committee agreed unanimously, adding a request that staff present an updated text to the Committee for final discussion at the next meeting.

4. Committee began discussion of the Landscape Ordinance. In Section 30-230, the Committee recommended minor grammatical modifications. In Section 30-231, the Committee recommended modification of text to include properties having buildings within the GU District. No modifications were deemed necessary for Sections 30-232 and 30-233. A motion was made and seconded to accept these changes.

5. Committee agreed to meet in one week to review final dock regulations and to continue discussion of Landscape Regulations

6. Meeting adjourned at 10:15 AM.

7. Respectfully Submitted

William Fehr, AICP, Zoning Plans Reviewer
VKB Building , Zoning & Planning Department